

**DIVISION 7. ZONE DISTRICT REGULATIONS FOR THE MHR - MOBILE HOME RESIDENTIAL DISTRICT.****Section 14-53. Uses permitted by right.**

- (1) Mobile homes designed for occupancy by one family.
- (2) Mobile home parks and mobile home subdivisions.
- (3) Truck campers and travel trailers.
- (4) Home occupations.
- (5) Domestic animals, provided such animals are household pets and kennels are not maintained.
- (6) Fences, hedges and walls, provided they are not located where they will obstruct motorists' vision at street intersections.
- (7) Accessory buildings and uses customarily incident to the uses permitted by this district.

**Section 14-54. Conditional uses.**

- (1) The following conditional uses may be permitted within the Mobile Home Residential District:
  - (a) Electric substations and gas regulator stations.
  - (b) Fire stations, police stations and telephone exchanges.
  - (c) Water reservoirs, water storage tanks, water pumping stations and sewer lift stations.
- (2) For each instance, the Commission shall be provided with site development plans showing the proposed development or use and its relationship to adjacent properties. The site development shall show existing contours of the site at two foot (2') intervals, the location of improvements on the site, the height and bulk of proposed structures, description and placement of screening or screen planting, availability of utilities if applicable, and a statement of the time-sequence of development and environmental impact on properties in the immediate vicinity.
- (3) The Commission may, in addition prescribe any additional conditions regarding intensity or limitation of use, appearance, hours of operation, setbacks or required open space, or other such conditions which may be deemed necessary by the Commission.

**Section 14-55. Building height limit.**

Except as provided in Section 14-101, the height regulations are as follows: No mobile home or other structure shall exceed two and one-half (2 ½) stories or twenty-five feet (25') in height.

**Section 14-56. Area regulations.**

Except as provided in Section 14-101, the area regulations are as follows:

(1) Minimum floor area:

- (a) Two hundred (200) square feet per mobile home in a mobile home park.
- (b) Six hundred (600) square feet per mobile home in a mobile home subdivision.

(2) Minimum lot area:

- (a) Four thousand (4,000) square feet per mobile home in a mobile home park.
- (b) Three thousand (3,000) square feet per truck camper or travel trailer.
- (c) Six thousand (6,000) square feet per mobile home in a mobile home subdivision.
- (d) For all conditional uses, five thousand (5,000) square feet unless otherwise specified by the Commission.
- (e) Any newly created free-standing Mobile Home Residential District shall contain at least five (5) acres of land.

(3) Minimum lot frontage: Forty feet (40').

(4) Minimum front yard: Measured from the nearest edge of the roadway, there shall be a front yard of not less than twenty feet (20') for all mobile homes, unless otherwise specified by the Commission. For mobile home courts fronting on a State or Federal Highway, the required front yard shall be fifty feet (50').

(5) Minimum rear yard: There shall be twenty feet (20') between mobile homes or accessory buildings, or if measured from the rear property line, every mobile home shall have a rear yard of not less than ten feet (10')

(6) Minimum side yard: There shall be twenty feet (20') between mobile homes or accessory buildings, or if measured from the side property line, every mobile home shall have a side yard of not less than ten feet (10') on each side of the lot. Where the side yard abuts a State or Federal Highway, the required side yard shall be fifty feet (50').

**Section 14-57. Design requirements.**

(1) A Mobile Home Residential District may be created upon petition for an amendment to the Zoning District Map. Any petition for this zone change shall be accompanied by a site design by a registered engineer, architect, landscape architect, or qualified planner, complete in detail showing the following:

- (a) Location and legal description.
- (b) Entrance to and exits from the court.
- (c) Vehicular roadways, driveways and pedestrian walks. All roads shall be designed and built to City specifications.
- (d) Plans showing size and arrangement of mobile home lots and stands and location of roadways and service and utility buildings.
- (e) Topographical map showing original and final contours at two foot (2') intervals.
- (f) Provisions for drainage.
- (g) Area set aside for recreation, clothes washing and drying, storage, and off-street parking.
- (h) Fencing and screen planting on the premises.
- (i) Plans for water supply and distribution.
- (j) Plans for sewage disposal and collection.
- (k) Provisions for trash and garbage storage and removal.
- (l) Plans for underground gas, electric, and telephone service connections to each space.
- (m) Typical lot plan.

(2) The petitioner shall consult with the school district officials and secure a written statement to be submitted with the petition as to the impact on the school district by the increased number of school children from the increased residential density of the mobile home court.

(3) The petition shall also be accompanied by a statement of conformance with the Federal Housing Administrations' Minimum Property Standards for Mobile Home Courts.

(4) For each mobile home lot and for four (4) truck campers, or travel trailer lots, there shall be provided:

- (a) Recreational area in the amount of three hundred (300) square feet.

(b) Space for mechanical washing and clothes drying facilities in the amount of twenty-five (25) square feet.

(c) Two (2) off-street parking spaces for each lot, except for truck camper or travel trailer lots.

(5) Service and utility buildings and appurtenances, garbage and trash containers, racks and rack locations, rodent and insect control, and water and sewage provisions must meet with the approval of the Colorado Department of Health, the local health authority and the provisions of the Uniform Plumbing Code as adopted by the City of Trinidad.